



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2307068
Applicant Name: Julie LeDoux
Address of Proposal: 6008 14th Avenue NW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into four (4) lots (Unit Lot Subdivision). Proposed lot sizes are: A) 1,249.5 square feet, B) 1,299.5 feet, C) 1,299.4 square feet, and D) 1,249.5 square feet. Related projects: establish use as and construct two (2) two-unit townhouse structures and occupy per plan all under MUP No. 2305911.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into four lots as a unit subdivision. (Chapter 23.24.046, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The approximately 5,100 square foot property is located on 14th Avenue NW in the Ballard neighborhood. Pedestrian access to the site is from both 14th Avenue NW and the north to south alley along the east property boundary. Vehicle access will be from the alley at the rear (east) property boundary.

The subject lot and the parcels to the north and south are zoned Multi-Family Lowrise 2 (L2). The zoning across the alley to the east is Single-Family 5000 (SF 5000) and the parcels to the west across 14th Avenue NW are zoned Lowrise 3 (L-3). Development on the L-2 zoned lots consists of a mixture of single-family and multi-family structures, on the L-3 zoned lots on the west side of 14th Avenue NW the development is predominately multi-family with some single-family, and in the SF 5000 zone to the east the development is single family structures. All land uses are consistent with the Land Use Code.

Proposal

The proposal is to subdivide one parcel into four (4) unit lots. The parent parcel is 5,100 square feet in area. The proposed lot sizes are: Lot A: 1,249.5 square feet, Lot B: 1,299.5 feet, Lot C: 1,299.4 square feet, and Lot D: 1,249.5 square feet. Vehicular access for the proposed lots will be from the alley along the east lot boundary. Parking is provided by individual garages accessed through a joint access easement extending from central portion of the parent lot to the southeast corner of Unit Lot C and the alley / property boundary. Pedestrian access for proposed Lots A and B will be directly from 14th Avenue NW, while pedestrian access from 14th Avenue NW for proposed Lots C and D will be through a pedestrian access and utility easement across the northern portion of proposed Lot A.

Public Comments

The comment period for this proposal ended on November 26, 2003. One (1) comment was received that expressed concern with the number of lots being created, that only one off-street parking space is required per unit, and that there is a lack of on-street parking in the general area.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing tree;*

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Structural Reviewer, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for Multi-Family Lowrise 2 (L-2) use and all development must conform to the requirements of the applicable provisions of the Seattle Municipal Code (SMC). These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, and parking requirements. The establishment of use for the townhouses and their construction was reviewed under these provisions and approved and permitted under MUP No. 2305911.

The allowable density of the subject property is one dwelling unit per twelve hundred (1,200) square feet of lot area. The lot area is approximately 5,100 square feet, hence four (4) units are allowed. Maximum lot coverage is fifty (50) percent. Total lot coverage of the existing and proposed structures is 2,461 square feet, which is approximately forty-eight (48) percent. Required parking for all units is provided on site and is accessed from the alley. Pedestrian access is available to all units from both the alley and 14th Avenue NW through either direct access or pedestrian and vehicular easements. Building set-backs and height and the provision of open space were reviewed for conformance to the development codes for this zone and were approved under the above named permit.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Vehicle access for the all units is provided from the alley.

All utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and requires an easement to provide for electrical facilities and service to the proposed lots, which must be included on the final plat. (See attached Seattle City Light Easement P.M. # 250312-2-014B.)

The Seattle Fire Department has reviewed and approved the proposed unit lot subdivision for adequate emergency access.

To assure adequate address identification of both Unit Lots C and D from 14th Avenue NW, address signage shall be posted on the pedestrian access easement across proposed

Lot A where it meets the right of way along 14th Avenue NW. An easement or covenant shall be recorded with the final plat to ensure that the address signage is maintained.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

Review for drainage and sanitary sewage disposal indicates these services are adequately provided for this unit lot subdivision.

Seattle Public Utilities has reviewed this proposal and assures water availability and access.

4. Whether the public use and interests are served by permitting the proposed division of land;

Unit Lot Subdivision allows for the subdivision of common wall (attached) ground related townhouse structures. Ground related townhouse structures are allowed outright in the L-2 zone. This process therefore makes possible separate ownership of individual units that otherwise would be owned by one party and consequently some or all units would be available on a rental basis only.

The proposed unit lot subdivision meets the minimum provisions of the Seattle Land Use Code for L-2 development regulations and the applicable approval criteria for short platting.

The public use and interests are thereby served by permitting the proposed division of land.

5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;

This site is not located in any environmentally critical area as defined in SMC 25.09.240, therefore this criterion does not apply.

6. Is designed to maximize the retention of existing tree;

There are no trees located on this lot. There are trees in the planting strip along 14th Avenue NW. SMC 23.45.015 (C.1.b) requires that all new multifamily dwelling units plant or preserve on-site trees. The overall size of the parent lot requires that at least ten (10) caliper inches of trees be planted on site. Tree planting is required under MUP No. 2305911 and will be assured during final permit inspection.

7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Two (2) two-unit townhouse structures on the subject site are currently being developed. Pursuant to SMC 23.24.045(A and B), sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards. To assure that future owners have constructive notice that additional development may be limited due to

nonconformities; the following statement shall be required to be included as a note on the final short subdivision: *The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.*

Summary

The proposed Unit Lot Subdivision meets the criteria of SMC 23.24.040, Short Plats, Unit Lot Subdivisions. Pursuant to the above discussion and the following conditions, it is thereby approved.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the final recording forms for approval and any necessary fees.
2. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
3. Provide an area for the posting of address signage and US Postal Service approved mail boxes for Lots C and D on the pedestrian access easements across proposed Lot A at a location visible from 14th Avenue NW and provide a covenant and/or an easement to ensure that address signage will be maintained.

Signature: (signature on file) Date: December 25, 2003
Art Pederson, Land Use Planner
Department of Planning and Development
Land Use Services

Attachment: Seattle City Light Easement P.M. # 250312-2-014B